



Ignacio SD ECC
Master Plan Construction Budget
Ignacio, Colorado

Conceptual Budget of Probable Cost - **DRAFT**
11/11/2024

Item No.	Description	Unit	Amount	Cost	Line Total	Category Total	Remarks	%
							(Rounded)	
1	Site and Building Demolition							
2								
3	Building Demolition (Portables & Existing ECC)	sf	9,000	\$5.00	\$45,000			0.35%
4	Site Demolition	sf	19,000	\$1.50	\$28,500			0.22%
5	Sub-total of Site and Building Demolition					\$73,500		0.57%
6	Site Construction							
7	Parking Lot and Site Paving	sf	15,000	\$15.50	\$232,500			1.81%
8	Landscaping	sf	10,000	\$4.50	\$45,000			0.35%
9	Site Grading/Utilities	sf	53,000	\$3.50	\$185,500			
10	Playground Equipment	ls	400,000		\$400,000			3.11%
11	Playground areas	sf	10,000	\$29.00	\$290,000		Assumes PIP Playground Surfacing ONLY (multiple surfaces required)	2.26%
12	Site Furnishings	ls	5000		\$5,000			0.04%
13	Sub-total of Site and Building Demolition					\$1,158,000		9.01%
14	Building Construction							
15	Building Construction	sf	10,500	\$650.00	\$6,825,000			53.09%
16	Indoor Play Equipment	ls	150,000		\$150,000			
17	Sub-total of Construction					\$6,975,000		54.3%
18	Direct Cost of Construction					\$8,206,500		63.8%
19	Construction Fees							
20	General Conditions	est.		6%	\$492,390.00			3.8%
21	Contractor's Fee	est.		4%	\$328,260.00			2.6%
22	Sub-total General Contractor Fees					\$820,650		6.4%
23	Indirect Construction Costs							
24	Builder's Risk Insurance:	est.		1.00%	\$90,271.50			0.7%
25	Umbrella & General Liability Insurance:	est.		0.70%	\$63,190.05			0.5%
26	Performance & Payment Bond:	est.		0.40%	\$36,108.60			0.3%
27	Sub-total In-direct Construction Costs					\$189,570		1.5%
28	Cost of Construction					\$9,216,720		72%
29	Escalation Contingency			2	\$925,282.88	\$925,282.88	2 years of 5% annual escalation anticipated	7.2%
30	Estimating Contingency			7%	\$631,900.50	\$631,900.50	undefined scope of work	4.9%
31	TOTAL COST OF CONSTRUCTION					\$10,773,904		84%
32	Owner Costs							
33	Legal Services (property acquisition / title work / contract review / development plan process & fee)	ls			\$50,000			0.4%
34	Owner's Construction Contingency	allow		5.00%	\$538,695			4.2%
35	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		8.00%	\$861,912			6.7%
36	Owner's Representative Fee	est.		1.50%	\$161,609			1.3%
36	Building Permit (Plan Check Fee):	est.		0.60%	\$64,643			0.5%
37	Inspections/ Material Testing/Survey/ Geo-technical:	allow		0.75%	\$80,804			0.6%
38	Mechanical System Commissioning	allow		0.50%	\$53,870			0.4%
39	Furniture Fixtures and Equipment (Including I.T.)	allow		2.50%	\$269,348		Playground play structures included in site construction cost. Includes all furniture and instructional technology	2.1%
40	Subtotal (Owner Costs)					\$2,080,881		16%
TOTAL PROJECT BUDGET						\$12,854,784		100.0%

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